

MEADOWBROOKE HOA
BOARD OF DIRECTORS MEETING
June 29, 2020

Attendance: Via phone conference
Walter Wilkinson, President
Diana Cameron, Vice President
Shea Hicks, Secretary
Wendy Blankenship, Treasurer

Meeting called to order at 2:30 pm by Walter Wilkinson

Approval of minutes from last meeting. The minutes had previously been approved by the Board via email and posted to the website in early June, but the Board also wanted to approve at our official monthly meeting. Wendy made a motion to approve the May 29th meeting minutes, seconded by Diana, Board members approved.

1. FINANCIAL REPORT

- a. Beginning balance in checking account as of June 2020: \$23,686.64
- b. Bills paid - Flathead Electric - \$64.00 (auto pay), Lawn Care Specialties \$1,663.75 (weed spraying)
- c. Pending: Walter Wilkinson \$327.90 (Reimburse rental of mower 80% of total)
- d. Deposit - \$285.00 (Gillette Plan review)
- e. Ending balance \$21,915.99
- f. Road Maintenance Account: Beginning balance June 2020 - \$21,515.00
- g. No activity
- h. Ending balance: \$21,515.00

There are currently only two members that have not paid their dues. A second billing went out to three members who were late with their annual dues payment. The billing was for a \$15.00 late fee. The members paid their late fee. Two of the members voiced their displeasure at having to pay a late fee. Shea Hicks made a motion for approval of the Financial report: Second by Diana Cameron. All approved.

OPEN ISSUES

- a. New construction in subdivision: There have been several properties sold within the subdivision recently and other properties are now on the market. Three different lots now have construction going and one property just recently cut in a road.
- b. New contract with Jackola: A new contract with Jackola for Architectural Review has been submitted to the Board and approved. Members will be required to submit an initial deposit/fee of \$285.00 along with their building plans to the Board of Directors. The plans will need to meet with the specifications of the CC&R's and will then be forwarded to Jackola. The new contract contains a time and materials clause.
- c. Planning of annual meeting: The annual meeting will be held on August 6th at 6:30 pm at the Marion Fire Hall. Wendy and Shea will prepare and mail out the voting packets to members. Packets will go out in the mail by the 10th and a return date of the ballot or proxy will be requested no later than July 31st. Packets shall contain the Bios of each member that is running for office, a ballot, and a proxy form. The Board

also voted to submit a letter and Authorization form to members to allow them the opportunity to decide if they would want their personal contact information such as phone number, email address and mailing address included in a members directory.

NEW BUSINESS

- a. Potential sale of sprayer: This issue was tabled until we can get input from the members at the annual meeting.

The next BOD meeting will be July 23rd at 2:30 pm.

Diana made a motion that we adjourn the meeting. Wendy seconded the motion. Approved.
Meeting adjourned 3:32 pm